



HARFORD COUNTY STATISTICS

MAY 2016

Prepared by the Harford County Office of Economic Development

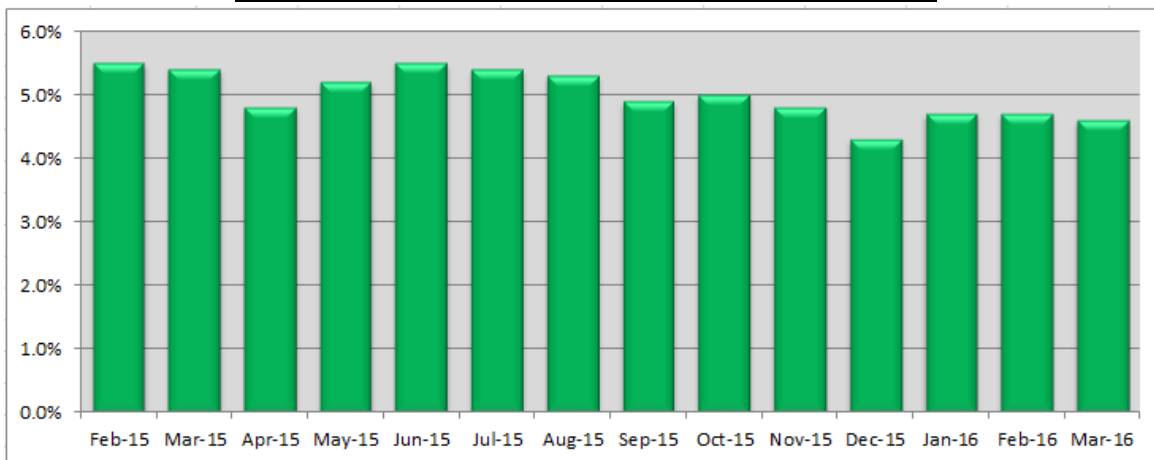
ECONOMIC INDICATORS

	Dec 2015	Jan 2016	Feb 2016	March 2016	April 2016	May 2016
Prime Rate	3.25%	3.25%	3.50%	3.50%	3.50%	3.50%
Federal Funds	0.14%	0.25%	0.37%	0.39%	0.39%	0.37%
Mortgage Rate (30 yr)	3.88%	3.96%	3.85%	3.75%	2.62%	3.66%
Inflation Rate	0.17%	0.50%	0.73%	1.37%	1.02%	0.85%
GDP Growth	2.17%	2.15%	1.80%	1.88%	1.98%	1.95%
Oil (per bbl)	\$39.94	\$33.27	\$29.88	\$34.66	\$36.79	\$43.65
Gold (oz.)	\$1,055.40	\$1,106.35	\$1,128.50	\$1,239.20	\$1,213.60	\$1,294.00

Source: Financial Forecast Center, LLC

HARFORD COUNTY CIVILIAN LABOR FORCE & UNEMPLOYMENT

	Mar 2015	Mar 2016	Avg 2016
Available Labor Force	134,846	137,085	136,344
Employment	127,561	130,820	129,993
Unemployment	7,285	6,265	6,351
Unemployment Rate	5.4	4.6	4.7



Source: MD Dept. of Labor, Licenses & Regulation (DLLR)

VACANCY RATES

	Vacancy Rate	Average Rental Rate
Industrial	7.5%	\$4.71
Office	16.5%	\$23.50
Retail	4.3%	\$19.51/nnn

Source: Co-Star; May 2016

HARFORD CO. BOND RATING

Moody's	Aaa
Standard & Poor's	AAA
Fitch Ratings	AAA



HARFORD COUNTY PERMIT ACTIVITY

Building (Commercial)	2014	2015	2016	Total
Accessory	7	15	21	43
Addition	77	55	8	140
Alteration	136	132	35	303
Demolition	59	46	8	113
New	139	97	17	253
Shell Building	1	3	0	4
Temporary	0	1	2	3
Tenant Space	4	12	15	31
Building (Manufactured)				
Commercial Modular Addition	23	19	0	42
Commercial Modular New	0	0	1	1
Demolition/Removal	50	20	3	73
Mobile Home Install	21	23	6	50
Residential Modular New	4	4	0	8
Temporary	0	0	1	1
Building (Multi-Family)				
Addition	1	6	0	7
Alteration	11	31	1	43
Dwelling Unit	0	38	0	38
Shell Building	6	24	5	35
Building (Residential)				
Accessory	1,051	1,117	294	2,462
Addition	856	958	254	2,068
Alteration	531	282	77	890
Demolition	0	4	16	20
New	361	308	164	833
Total	3,338	3,195	928	7,461

Source: Harford County Dept. of Licensing & Permits and Planning & Zoning

EMPLOYMENT COMPARISON - NATIONAL/COUNTY/STATE

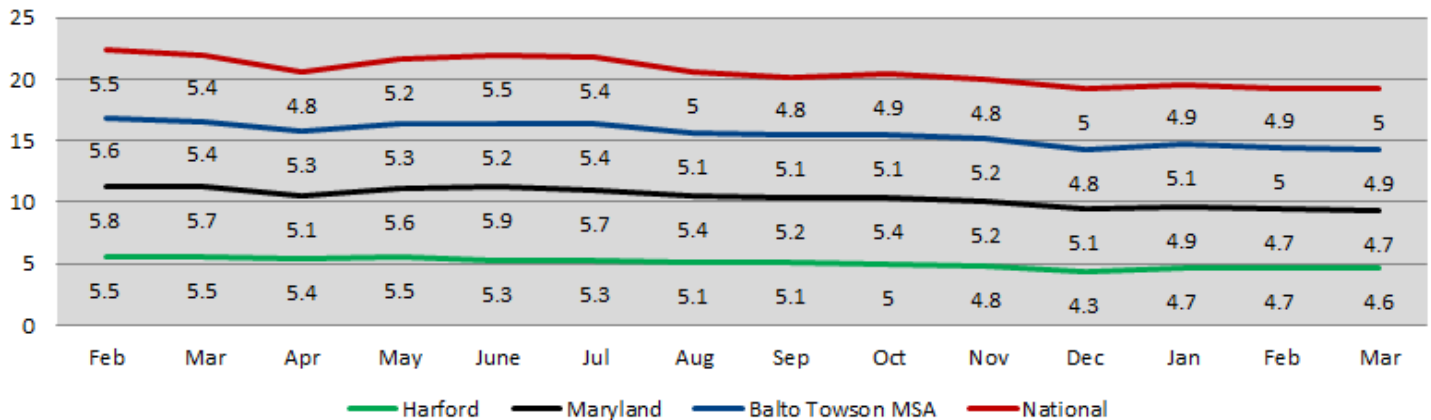
National Unemployment Rates												
	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Oct	Nov	Dec
2013	7.9	7.7	7.6	7.5	7.6	7.6	7.4	7.3	7.2	7.3	7.0	6.7
2014	6.6	6.7	6.7	6.3	6.3	6.1	6.2	6.1	5.9	5.8	5.8	5.6
2015	5.7	5.5	5.5	5.4	5.5	5.3	5.3	5.1	5.1	5.0	5.0	5.0
2016	4.9	4.9	5.0	5.0								

Maryland 2016				
Month	Labor Force	Employment	Unemployment	Rate
January	3,163,339	3,009,961	153,378	4.8
February	3,167,606	3,018,427	149,176	4.7
March	3,174,169	3,026,067	148,102	4.7
Average	3,168,371	3,018,152	150,219	4.7

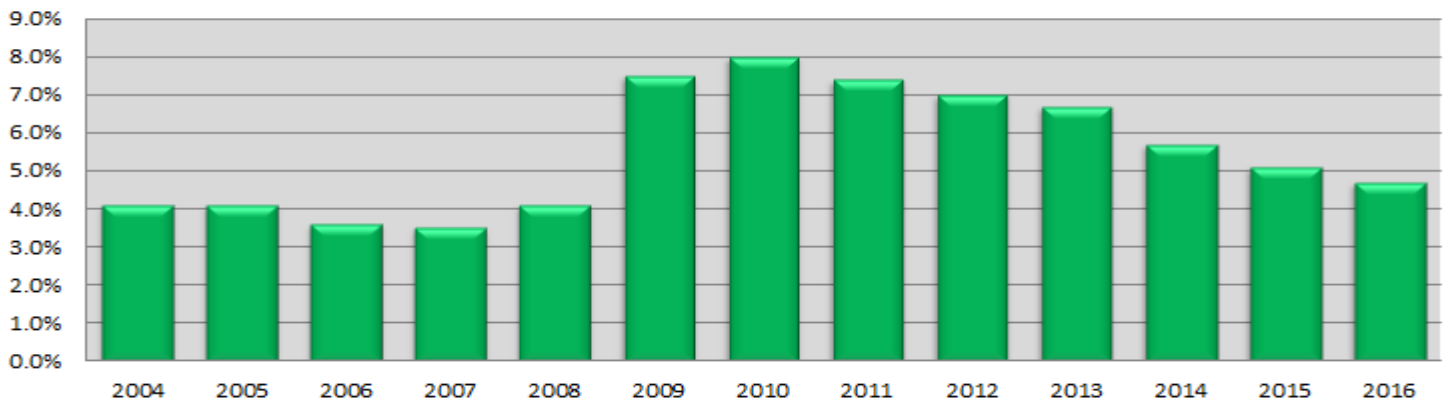
Balto Towson MSA				
Month	Labor Force	Employment	Unemployment	Rate
January	1,464,674	1,391,161	73,513	5
February	1,468,698	1,395,989	72,709	5
March	1,478,913	1,406,346	72,567	4.9
Average	1,470,762	1,397,832	72,930	5.0

Harford County 2016				
Month	Labor Force	Employment	Unemployment	Rate
January	135,771	129,364	6,407	4.7
February	136,176	129,795	6,381	4.7
March	137,085	130,820	6,265	4.6
Average	136,344	129,993	6,351	4.7

2015/2016 Unemployment Rate Comparison



Harford County Average Unemployment 2004-2016



*Numbers adjusted; Source: MD Dept. of Labor, Licenses & Regulation (DLLR), US Bureau of Labor Statistics (BLS)

RESIDENTIAL PROPERTY STATS

MRIS: Long & Foster Market Minute

	Avg Sold Price		Total Units Sold		Avg. Days on Market		Avg. Sales to List Ratio	
	2015	2014	2015	2014	2015	2014	2015	2014
May	\$261,129	\$268,986	315	257	80	99	94.2%	94.6%
% of Change	+18.99%		+22.57%		-19.19%		-0.44%	
June	\$267,651	\$274,379	361	267	78	85	95.2%	94.8%
% of Change	-2.45%		+35.21%		-8.24%		+0.45%	
July	\$278,624	\$262,229	394	298	81	80	94.6%	95.2%
% of Change	+6.25%		+32.21%		+1.25%		-0.58%	
August	\$267,201	\$273,621	333	243	78	76	94.5%	93.1%
% of Change	-2.35%		+37.04%		+2.63%		+1.48%	
September	\$255,000	\$244,950	275	252	90	92	93.6%	93.3%
% of Change	-2.49%		+9.13%		-2.17%		+0.32%	
October	\$255,240	\$245,276	344	251	93	96	93.1%	92.7%
% of Change	+4.06%		+37.05%		-3.13%		+0.40%	
November	\$261,486	\$248,482	251	194	91	89	92.8%	92.8%
% of Change	+5.23%		+29.38%		+2.25%		+0.08%	
December	\$242,241	\$253,852	273	241	86	98	94.2%	92.3%
% of Change	-4.57%		+13.28%		-12.24%		+0.88%	
	2016	2015	2016	2015	2016	2015	2016	2015
January	\$243,733	\$253,954	215	167	92	105	92.2%	91.0%
% of Change	-4.02%		+28.74%		-12.38%		+1.35%	
February	\$342,920	\$346,442	7,866	6,824	91	89	94.0%	94.2%
% of Change	-1.02%		+15.27%		+2.25%		-0.23%	
March	\$358,687	\$357,548	9,960	9,476	86	86	95.0%	94.8%
% of Change	+0.32%		+5.11%		0.00%		+0.23%	
April	\$250,932	\$254,610	274	248	90	113	94.6%	93.8%
% of Change	-1.44%		+10.48%		-20.35%		+0.90%	

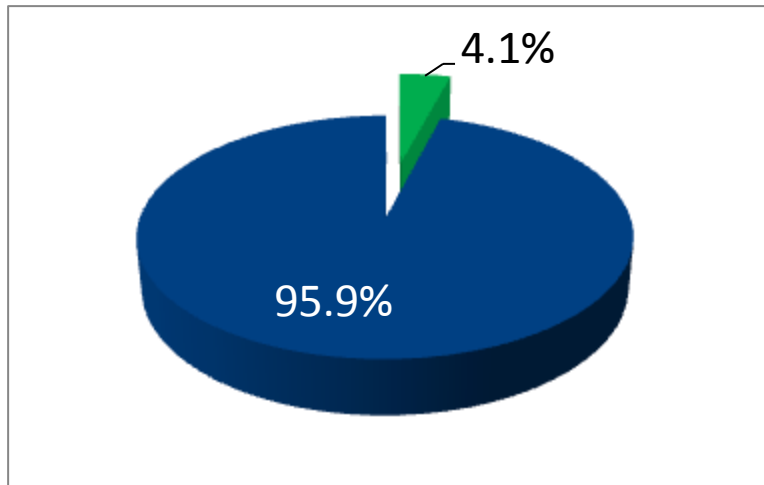
	Active Inventory		Months of Supply		New Listings		Current Contracts	
	2015	2014	2015	2014	2015	2014	2015	2014
May	1,491	1,452	4.9	6.0	643	531	229	167
% of Change	+2.69%		-18.0%		+21.09%		+37.13%	
June	1,509	1,516	4.3	6.2	552	513	231	172
% of Change	-0.46%		-30.0%		+7.60%		+34.30%	
July	1,499	1,531	4.0	5.5	489	465	229	157
% of Change	-2.09%		-28.0%		+5.16%		+45.86%	
August	1,489	1,513	4.6	6.5	466	444	208	185
% of Change	-1.59%		-30.0%		+4.95%		+12.43%	
September	1,472	1,597	5.4	6.3	455	484	196	133
% of Change	-7.83%		-18.0%		-5.99%		+47.37%	
October	1,406	1,523	4.3	6.4	488	410	219	168
% of Change	-7.68%		-34.0%		+19.02%		+30.36%	
November	1,322	1,398	5.4	7.6	325	289	130	141
% of Change	-5.44%		-29.0%		+12.46%		-7.80%	
December	1,188	1,288	4.5	5.8	261	256	154	121
% of Change	-7.76%		-22.0%		+1.95%		+27.27%	
	2016	2015	2016	2015	2016	2015	2016	2015
January	1,129	1,217	5.5	7.6	337	306	158	145
% of Change	-7.23%		-28.0%		+10.13%		+8.97%	
February	35,076	37,189	5.9	8.3	14,092	13,338	6,338	5,387
% of Change	-5.68%		-29.0%		+5.65%		+17.65%	
March	38,442	39,499	4.4	6.4	22,521	19,034	8,554	6,922
% of Change	-2.68%		-32.0%		+18.32%		+23.58%	
April	1,211	1,385			626	629	273	228
% of Change	-12.56%				-0.48%		+19.74%	



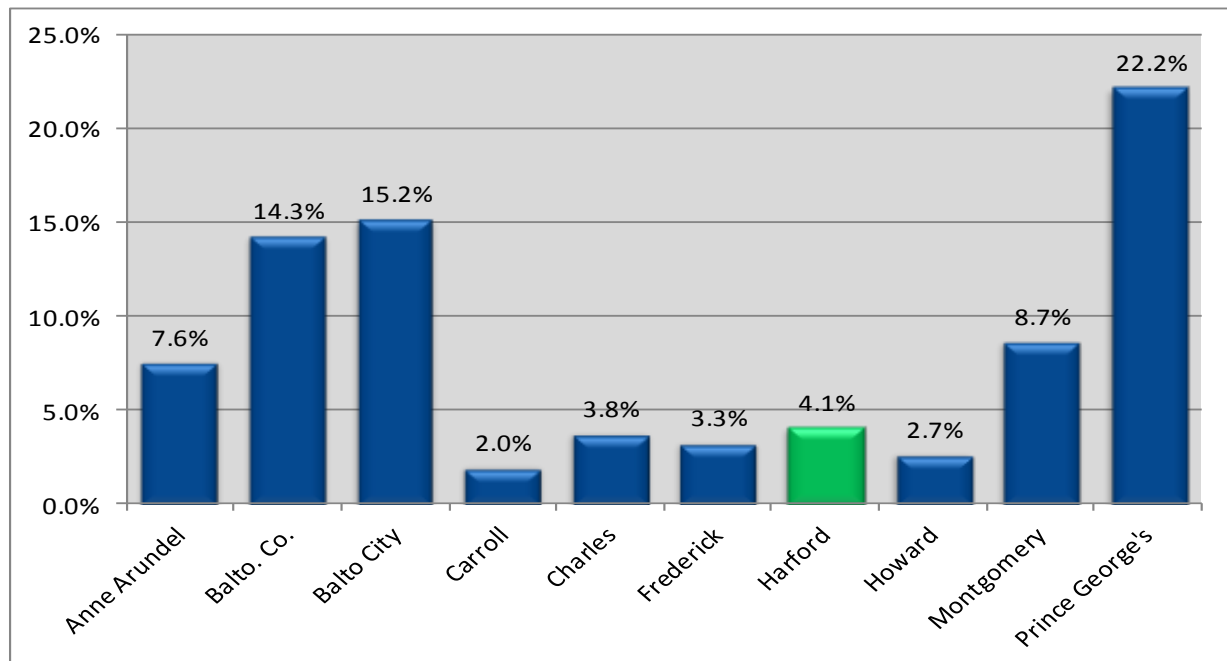
FORECLOSURE EVENTS

	Q4 2008	Q4 2009	Q4 2010	Q4 2011	Q4 2012	Q4 2013	Q1 2014	Q2 2014	Q3 2014	Q4 2014	Q1 2015	Q2 2015	Q3 2015
Harford County	219	574	155	169	243	657	457	300	426	545	493	486	450
Maryland	10,030	16,788	5,984	3,654	6,381	12,742	12,589	11,344	11,637	13,959	11,990	12,089	10,858

HARFORD COUNTY PORTION OF MARYLAND FORECLOSURE EVENTS - Q2 2015



MARYLAND LARGE COUNTY COMPARISON FORECLOSURE EVENTS - Q2 2015



Monthly totals. Total foreclosure events include all notices of default, foreclosure sales as well as lender purchases of foreclosed properties. Source: MD DHCD



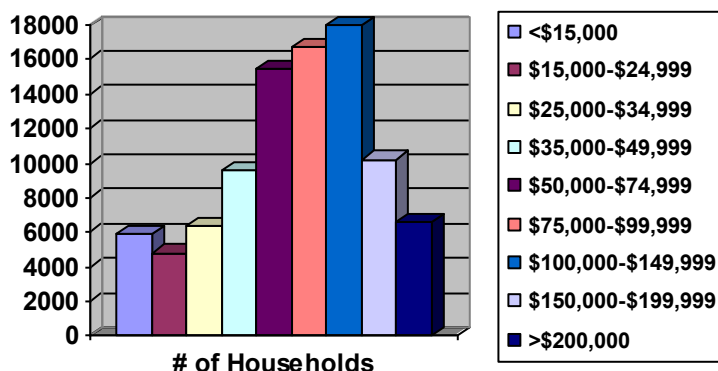
POPULATION, HOUSING & INCOME

Population (2015 Estimate)	252,473	Annual Population Growth Rate 2015-2020	0.62%
Median HH Income	\$80,450	Annual HH Income Growth Rate 2015-2017	0.67%
Avg. HH Income	\$98,224	Median Age	40.3
Per Capita Personal Income	\$36,578	Avg. Home Sales Price	\$242,241
# of Households	90,218		
Average HH Size	2.67		

Source: 2015 ESRI Demographic & Income Report

INCOME BY HOUSEHOLD

Income	# of Households	Percentage
<\$15,000*	5,894	6.3%
\$15,000-\$24,999	4,815	5.1%
\$25,000-\$34,999	6,327	6.8%
\$35,000-\$49,999	9,572	10.2%
\$50,000-\$74,999	15,466	16.5%
\$75,000-\$99,999	16,692	17.8%
\$100,000-\$149,999	17,991	19.2%
\$150,000-\$199,999	10,213	10.9%
>\$200,000	6,562	7.0%



*Poverty Level: The 2014 U.S. Federal Poverty Guidelines state that the Federal Poverty Level for a HH of 1 person is \$11,670; for 2 people is \$15,730; for 3 people is \$19,790

CONSUMER SPENDING

Product	Total Spent	Average Spent	Spending Potential Index
Mortgage Payments & Basics	\$1,246,958,466.00	\$13,330.61	142
Entertainment/Recreation	\$406,428,375.00	\$4,344.92	131
Food away from Home	\$401,123,054.00	\$4,288.21	131
Food at Home	\$617,508,048.00	\$6,601.47	126
Health Insurance	\$321,706,877.00	\$3,439.21	130
Apparel & Services	\$280,961,881.00	\$3,003.62	130

Consumer spending shows the amount spent by households on goods & services. Expenditures are shown by broad budget categories that are not mutually exclusive. Consumer spending does not equal business revenue. The Spending Potential Index represents the amount spent in Harford County relative to the national average of 100. Source: ESRI Retail Goods & Services Expenditures

POPULATION DATA FROM 2010 CENSUS

	1980	1990	% Change 1980-1990	2000	% Change 1990-2000	2010	% Change 2000-2010
Harford County	145,930	182,132	+ 24.8%	218,590	+ 20.0%	244,826	+ 12.02%
Maryland		4,781,468	+ 13.4%	5,296,486	+ 10.8%	5,773,552	+ 9.0%
US	226,545,805	248,709,873	+ 9.8%	281,421,906	+ 13.2%	308,745,538	+ 9.7%



UTILITY

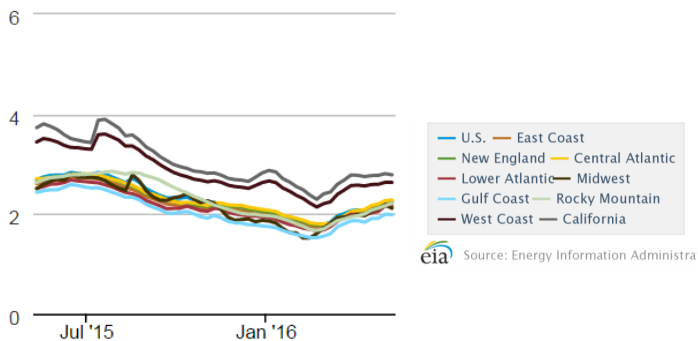
Gas Commodity Prices: Schedule D - Residential & Schedule C - General Service (Rates stated in cents/therm)

Month	2009	2010	2011	2012	2013	2014	2015	2016
Jan	103.71	72.59	63.04	58.33	56.17	53.89	56.64	38.95
Feb	89.71	65.85	62.76	59.79	56.21	64.31	56.88	41.66
Mar	84.60	66.15	57.26	58.42	56.59	50.71	46.69	38.06
Apr	57.92	55.83	58.06	63.10	65.57	46.57	33.83	33.43
May	52.97	60.78	59.69	47.27	67.44	49.43	33.05	33.68
Jun	57.05	59.14	60.78	52.47	68.16	50.16	35.44	
Jul	61.71	67.20	62.31	56.22	63.13	49.71	36.02	
Aug	55.61	65.89	62.11	59.07	52.61	41.99	35.51	
Sep	49.89	56.08	56.75	54.19	54.30	42.32	34.63	
Oct	59.05	56.98	56.05	58.03	54.30	42.38	33.30	
Nov	62.99	56.23	57.51	54.71	58.14	50.56	39.05	
Dec	65.00	63.71	58.71	57.52	59.60	60.29	40.43	

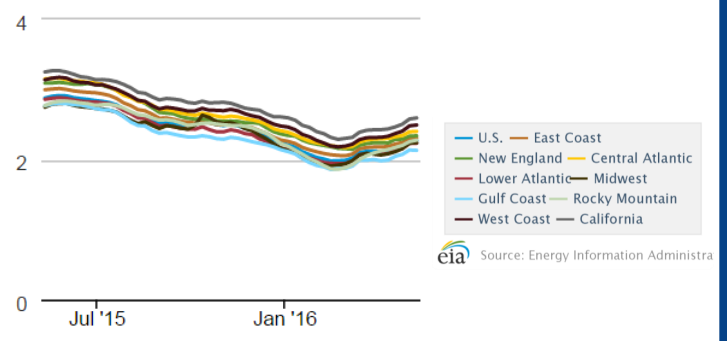
Source: BGE - www.bge.com; Please note that historical rates may not be an accurate indicator of future prices

GASOLINE & DIESEL COSTS

Regular Gasoline Prices



On-Highway Diesel Fuel Prices



Gasoline (Dollars per Gallon)

5/9/16		Change from		
	Price	Week Ago	Month Ago	Year Ago
U.S.	2.220	-0.020	+0.151	-0.471
East Coast	2.217	+0.002	+0.184	-0.391
New England	2.270	+0.020	+0.198	-0.395
Central Atlantic	2.280	+0.011	+0.191	-0.429
Lower Atlantic	2.155	-0.008	+0.175	-0.361
Midwest	2.116	-0.067	+0.151	-0.392
Gulf Coast	1.987	-0.008	+0.152	-0.449
Rocky Mountain	2.214	+0.047	+0.213	-0.420
West Coast	2.634	-0.001	+0.071	-0.810
California	2.786	-0.023	+0.036	-0.946

Diesel Fuel (Dollars per Gallon)

5/9/16		Change from		
	Price	Week Ago	Month Ago	Year Ago
U.S.	2.271	+0.005	+0.143	-0.607
East Coast	2.309	+0.003	+0.122	-0.688
New England	2.339	+0.005	+0.102	-0.752
Central Atlantic	2.402	+0.006	+0.101	-0.749
Lower Atlantic	2.232	0.000	+0.233	-0.628
Midwest	2.241	+0.009	+0.159	-0.507
Gulf Coast	2.131	-0.006	+0.139	-0.640
Rocky Mountain	2.277	+0.022	+0.135	-0.495
West Coast	2.493	+0.012	+0.161	-0.646
California	2.594	+0.015	+0.157	-0.656